

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2020-151**

**Petitioner:** Range Water Real Estate

**Rezoning Petition No.:** 2020-151

**Property:** ± 3.455 acres located at 536 W. Tremont Avenue (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:**

The required Community Meeting was held virtually on Thursday, December 10, 2020. A representative of the Petitioner mailed a written notice of the date, time, and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 11/25/2020. A copy of the written notice is attached as **Exhibit B**.

### **TIME AND DATE OF MEETING:**

The Community Meeting required by the Ordinance was held virtually on Thursday, December 10, 2020, at 6:30 PM.

### **PERSONS IN ATTENDANCE AT MEETING:**

The list of registered attendees from the required Virtual Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Palmer McArthur and Matthew Beck with Range Water Real Estate and Eddie Moore with McAdams. Also, in attendance were Keith MacVean and Dujuana Keys with Moore & Van Allen, PLLC.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

#### **I. Overview of Petitioner's Presentation.**

##### **Introduction and Overview of Development Plan.**

Keith MacVean opened the meeting and welcomed everyone in attendance. Mr. MacVean introduced the development team to the audience with Palmer McArthur giving a brief overview of Range Water Real Estate.

Range Water Real Estate is a multi-family developer based in Atlanta, GA. Founded in 2006, Range Water has been in the Charlotte market since 2014. In 2019, they were the winner of the Apartment of the Year award for The Penrose located on W. Tremont Avenue.

Mr. MacVean reviewed the site location and proposed site plan. This development proposes to construct up to 300 multi-family units along with up to 5,000 square feet of ground floor non-residential uses. Tremont Avenue will be improved with an 8-foot planting strip, an 8-foot sidewalk along the portion of the W. Tremont with no on-street parking, and an 8-foot amenity zoned and an 8-foot sidewalk along the portion of the W. Tremont with on-street parking. Access to the site will be from Tremont Avenue with recessed On-parking provided along Tremont as well.

The Site's close proximity to Blue Line Transit line in addition to the residential uses recommended in the New Bern Station Area Plan makes this location a good fit for higher density residential.

The meeting was opened for questions.

## **II. Summary of Questions/Comments and Responses:**

Attendees inquired about the location of the greenspace on the Site. Palmer McArthur explained that the location to the east provided a large open space that could be utilized by the community and neighboring residents. This, along with the soil composition, makes the proposed area preferential to an alternative location in the rear of the property.

One attendee asked if blasting would be involved during construction. While blasting is not anticipated, this can't be guaranteed until construction begins.

One resident inquired about building height. This development is proposed to be no higher than seventy-five (75) feet in height.

Residents were appreciative of the building orientation and site design.

Keith MacVean thanked everyone for their time and attendance. The meeting was adjourned.

## **CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

cc: Victoria Watlington, Charlotte City Council District 3 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Palmer McArthur, Range Water Real Estate  
Matthew Beck, Range Water Real Estate  
Jeff Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

2020-151	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-151	11906101	BHEG TREMONT LLC				1140 VIRGINIA DR		FORT WASHINGTON	PA	19034
2020-151	11906102A	BROOKHILL LAND LLC			ATTN: WM D CORNWELL JR	1110 E MOREHEAD ST		CHARLOTTE	NC	28204
2020-151	11906102B	BROOKHILL LAND LEASE VENTURES LLC				PO BOX 1166		ZEBULON	NC	27597
2020-151	11906106	TREMONT ASSOCIATES LLC				PO BOX 36485		CHARLOTTE	NC	28236
2020-151	11906201	KELSEY	MATTHEW PETER			470 W TREMONT AVE		CHARLOTTE	NC	28203
2020-151	11906202	DIROSA	MARY JOSEPHINE			466 W TREMONT AVE		CHARLOTTE	NC	28203
2020-151	11906203	TWEITO	MATTHEW	MADELIENE	TWEITO	462 W TREMONT AVE		CHARLOTTE	NC	28203
2020-151	11906204	CIRRUS PROPERTY MANAGEMENT INC				458 W TREMONT AVE		CHARLOTTE	NC	28203
2020-151	11906205	PALLADINO	MICHAEL FRANK			530 MUSIC HALL WAY		CHARLOTTE	NC	28203
2020-151	11906206	COHOLAN	ANDREW			526 MUSIC HALL WAY		CHARLOTTE	NC	28203
2020-151	11906207	CHA	SEUNG	JENNIFER	CHA	522 MUSIC HALL WAY		CHARLOTTE	NC	28203
2020-151	11906208	CLEVELAND	LAURA BETH			518 MUSIC HALL WAY		CHARLOTTE	NC	28203
2020-151	11906209	FIELDEN	ERIC E			514 MUSIC HALL WAY		CHARLOTTE	NC	28203
2020-151	11906210	DAVIS	MELISSA ANNE			510 MUSIC HALL WAY		CHARLOTTE	NC	28203
2020-151	11906211	KELLY	BEAU			506 MUSIC HALL WAY		CHARLOTTE	NC	28203
2020-151	11906275	CCIP TMH LLC				500 EAST MOREHEAD ST STE 230		CHARLOTTE	NC	28202
2020-151	11906407	JOHNSON -GILLIAM	MARILYN E			9972 MENOMINEE DR		CINCINNATI	OH	45251
2020-151	11906408	ROBERTS	ERNEST U			2140 WILMORE DR		CHARLOTTE	NC	28203
2020-151	11906409	SMITH	CARSON T	ELVIRA V	NUNEZ	2136 WILMORE DR		CHARLOTTE	NC	28203
2020-151	11906410	AMBERG	JOHN W II	LINDSAY L	AMBERG	2134 WILMORE DR		CHARLOTTE	NC	28203
2020-151	11906411	YANG	JUN			2128 WILMORE DR		CHARLOTTE	NC	28203
2020-151	11906412	CURRY	GRACIE M			2124 WILMORE DR		CHARLOTTE	NC	28203
2020-151	11906413	OSBORNE	DUSTIN MATTHEW			2118 WILMORE DR		CHARLOTTE	NC	28203
2020-151	11906414	BEECHER	THOMAS S	PAULA PEREIRA	BEECHER	2112 WILMORE DR		CHARLOTTE	NC	28203
2020-151	11906415	MOSS	GRADY	VIRGINIA T	MOSS	2108 WILMORE DR		CHARLOTTE	NC	28203
2020-151	11906420	SUMMIT AVENUE TREMONT LLC				1440 S TRYON ST UNIT 104		CHARLOTTE	NC	28203
2020-151	11906421	TREMONT CAPITAL LLC				1317 E MOREHEAD ST STE 202		CHARLOTTE	NC	28204
2020-151	11906424	SUMMIT AVENUE TREMONT LLC				1440 S TRYON ST UNIT 104		CHARLOTTE	NC	28203
2020-151	11906427	SC7 LLC			C\O DMI	5950 FAIRVIEW RD STE 525		CHARLOTTE	NC	28210
2020-151	11906428	CAROLINA CUSTOM TANK LLC				2213 TOOMEY AVE		CHARLOTTE	NC	28203
2020-151	11906429	SUMMIT AVENUE TREMONT LLC				1440 S TRYON ST UNIT 104		CHARLOTTE	NC	28203
2020-151			Westover Hills Neight	Shannon	McKnight	1208 Fordham Rd.		Charlotte	NC	28208
2020-151			Villa Heights Commur	Candace	Davis	129 W. Trade St. Eighth Floor		Charlotte	NC	28202
2020-151			Westover Hills Neight	Victoria	Watlington	1324 Bethel Rd		Charlotte	NC	28208
2020-151			South End Neighborhc	Jennifer	McCartney	1453 Camden Road		Charlotte	NC	28203
2020-151			Parker Heights Apartn	Veronica	White	1505 Parker Drive		Charlotte	NC	28208
2020-151			Historic South End	Megan	Gude	1507 Camden Road		Charlotte	NC	28203
2020-151			Ephesus Church	Wil	Mover	1510 S Mint St		Charlotte	NC	28203
2020-151			Wilmore Neighborhoo	Justin	Lane	1550 Wilmore Dr		Charlotte	NC	28203
2020-151			Wilmore Neighborhoo	Nathan	Gray	1557 Wilmore Dr		Charlotte	NC	28203
2020-151			Wilmore Neighborhoo	Julie	Knutson	1604 Merriman Ave		Charlotte	NC	28203
2020-151			Wilmore Neighborhoo	Angela Marshall	John English	1630 S Mint St		Charlotte	NC	28203
2020-151			Bike Routes 4 Fitness	Debra L.	Franklin	1750 Camden Road	Apt. 610	Charlotte	NC	28203
2020-151			Wilmore Neighborhoo	Jack	Williams	1778 Dunkirk Dr.		Charlotte	NC	28203
2020-151			Wilmore Neighborhoo	Louise	Shackford	1908 Wood Dale Tr		Charlotte	NC	28203
2020-151			Greater Charlotte YM	Carrie	Nelson	1912 South Mint St.		Charlotte	NC	28203
2020-151			Wilmore Neighborhoo	Michael	Walsh	2017 Wood Dale Terrace		Charlotte	NC	28203
2020-151				Omar	Hamid	2133 Southend dr.	301	Charlotte	NC	28203
2020-151			Wilmore Neighborhoo	Marilyn	Corn	218 W Park Ave		Charlotte	NC	28203

## EXHIBIT A

2020-151	Camp Green Neighbo	Marc	Dickman	2307 Wilkinson Blvd		Charlotte	NC	28208
2020-151	Sunset At Linda Vista	Tiffany	Harney	2421 Marshall Pl		Charlotte	NC	28203
2020-151	Brookhill Community	Debbie	Williams	2516 S Tryon St		Charlotte	NC	28203
2020-151	Candlewood Homeow	Jim & Donna	Lorenzen	2516 S Tryon St		Charlotte	NC	28203
2020-151	South Tryon Commun	Rasheda L.	McMullin	2516 S Tryon St		Charlotte	NC	28203
2020-151	Revolution Park Neigt	John	Howard	2701 Beech Nut Rd		Charlotte	NC	28208
2020-151	Bethlehem Center's O	Willie M.	Burton	2704 Baltimore Avenue		Charlotte	NC	28203
2020-151	Revolution Park Neigt	Brett	Tempest	2728 Beech Nut Road		Charlotte	NC	28208
2020-151	Revolution Park	Brandon	Holmes	2729 Mayflower Road		Charlotte	NC	28208
2020-151		Brigit	Taylor	315 Arlington Ave	1602	Charlotte	NC	28203
2020-151		Megan	Pearl	315 Arlington Avenue		Charlotte	NC	28203
2020-151	DCA Land Use	Ellen	Citarella	322 E. Kingston Ave		Charlotte	NC	28203
2020-151	Sedgefield Neighborh	Jeanne	Woosley	326 Marsh Rd		Charlotte	NC	28209
2020-151		Dorothy	Stowe	3412 Griffith Street		Charlotte	NC	28203
2020-151	Dilworth Community D	Cynthia L	Schwartz	409 Rensselaer Av		Charlotte	NC	28203
2020-151	Dilworth Community C	Valerie	Preston	413 E. Worthington Ave		Charlotte	NC	28203
2020-151	Olmsted Park Homes	Nina	Lipton	415 Meacham St		Charlotte	NC	28203
2020-151	Wilmore Neighborhoo	Brian	Walker	501 West Bv		Charlotte	NC	28202
2020-151	Wilmore Neighborhoo	Martha	Epps	501 West Bv		Charlotte	NC	28203
2020-151	Sunset Hills Neighbor	Marcel	Dawspm	525 Atherton St		Charlotte	NC	28203
2020-151		Linda	Vanderbosch	600 E Worthington Ave		Charlotte	NC	28203

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2020-151 – Range Water Real Estate**

Subject: Rezoning Petition No. 2020-151

Petitioner/Developer: Range Water Real Estate

Current Land Use: Vacant

Existing Zoning: I-1

Rezoning Requested: MUDD-O

**Date and Time of Meeting:** **Thursday, December 10, 2020 at 6:30 p.m.**

**Virtual Meeting RSVP:** *Please email [DujuanaKeys@mvalaw.com](mailto:DujuanaKeys@mvalaw.com) to provide your email address in order to receive a secure virtual meeting link or to request a hard copy of the presentation material. Reference petition 2020-151 in your response.*

Date of Notice: 11/25/2020

We are assisting Range Water Real Estate (the “Petitioner”) on a request recently filed to rezone an approximately ±3.455-acre site located at 536 W. Tremont Avenue (the “Site”) from I-1 to MUDD-O. The request is to allow the development of the Site with up to 300 multi-family residential units along with up to 5,000 square feet of non-residential uses. Access to the Site will be from W. Tremont Avenue. The residential building will be oriented toward W. Tremont Avenue. Parking for the proposed residential units will be provided within the building in an on-site parking structure. A portion of the Site with frontage on W. Tremont Avenue will be set aside as open space.

In accordance with local and state orders in place to prevent the further spread of COVID-19, the Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

**Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on Thursday, December 10, 2020, at 6:30 p.m.**

*Please email [DujuanaKeys@mvalaw.com](mailto:DujuanaKeys@mvalaw.com) to provide your email address in order to receive a secure virtual meeting link by December 9<sup>th</sup>.*

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email [DujuanaKeys@mvalaw.com](mailto:DujuanaKeys@mvalaw.com) or call **704-331-2371** to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting.

Thank you.

cc: Victoria Watlington, Charlotte City Council District 3 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Palmer McArthur, Range Water Real Estate  
Matthew Beck, Range Water Real Estate  
Jeff Brown, Moore & Van Allen, PLLC

Bridget Grant, Moore & Van Allen, PLLC

## Site Location



## EXHIBIT C

Jack Williams <jjw886@gmail.com>

Ellen Citarella <landuse@dilworthonline.org>

Michael SJ Cha <mcsjcha@gmail.com>

Beecher, Tommy <tbeecher@savills.us>